

Growth Management Oversight Commission

#6

February 07, 2008
6:00 p.m.

Conference Room
Ken Lee Building

MINUTES

GMOC MEMBERS PRESENT: O'Neill, Krogh, Bazzel, Sutton,
Canaris, Jones, Palma,
Clayton, Hall,

STAFF MEMBERS: Ed Batchelder, Advance Planning Mgr.
Anthony Chukwudolue, Eng. Dept.
Stan Donn, Senior Planner
Kim Vander Bie, Associate Planner

MEMBERS OF THE PUBLIC: Peter Watry, Crossroads II
Patricia Aguilar, Crossroads II
Sean Kilkenny, Otay Ranch Company

1. CALL TO ORDER

Chairman O'Neill called the meeting to order at 6:00 p.m. and conducted the roll call.

2. REVIEW & ADOPTION OF REVISED MINUTES- 12-19-07 AND 01-10-08

Commissioner Clayton made the motion to approve the 12/19/07 minutes, as revised, it was seconded and passed with Commissioner Palma abstaining. Commissioner Clayton also made a motion to approve the (01/10/08 minutes) as revised, seconded by Chairman O'Neill.

3. REVIEW & ADOPTION OF 08-02-07 JOINT CC/PC/GMOC MINUTES -

Commissioner Palma made the motion to approve, seconded by Commissioner Hall, the motion carried. Commissioner Krogh abstained.

The Chairman invited Mr. Watry to discuss a memo entitled "'Parks' Threshold Standard in GMOC Ordinance," which he provided to the commissioners. Mr. Watry stated that Crossroads II is in the process of reviewing the Parks threshold standards and would be providing written comments to the GMOC at the next meeting. He stated that the 3 acres/1000-population ratio for new development is unrealistic to apply to the west side of the City. The ratio between Interstates 5 and 805 is currently 9/10-acre/1000; acquiring areas such as KOA (35 acres) would raise the ratio to 1.2 acres/1000. He proposes a ratio of .91 acres/1000

and feels the City should purchase the KOA site for profit. He added that, in addition to Parks DIF fees, tax increments should be utilized toward purchasing KOA property for a Community Park.

Ms. Aguilar commented that the current traffic threshold for E and H Streets, LOS "E" does not seem realistic for streets in the Urban Core Specific Plan (UCSP) area. Crossroads II will also be providing comments to the GMOC regarding traffic threshold for Western Chula Vista (re: UCSP area).

4. REVIEW & DISCUSSION OF COMPLETED SEWER QUESTIONNAIRE

The Chairman reordered the agenda items in courtesy of the guest, Anthony Chukwudolue, who was there from the Engineering Department to answer any questions the commissioners might have regarding the sewer questionnaire. Referring to the questionnaire, Commissioner Bazzel stated that, as growth occurs, the City is exceeding 75% of its facility capacity to treat sewer. Mr. Chukwudolue clarified that there is a specific area in the City (Industrial Boulevard sewer line) where it was recently determined that sewage flows and volumes, not facility capacity, exceeded 75%. Commissioner Jones asked if the City will definitely be upgrading the Industrial Boulevard sewer line or if it is just proposing to do so. Mr. Chukwudolue answered that upgrading the sewer line will actually occur in 2008/09. Commissioner Bazzel commented that a lot of growth in that area is not anticipated.

Commissioner Bazzel then noted that, according to the questionnaire, facility capacity to treat sewer will be maximized in five or six years. He asked what the City's plans are to address the situation. Will the City build its own treatment facility? Mr. Chukwudolue discussed the proposed options stated in the questionnaire. He said that by 2010, everything will need to be in place for a facility to be completed by 2015. He added that the City of San Diego has some reserves, which they have not historically made available for purchase. However, they have made an offer to the City of Chula Vista, which is too high. At a later date the City will make a counter-offer but only after the cost of constructing/owning our own treatment plant has been determined. We are also seeking grants and other sources of funding.

Commissioner Jones said he likes the idea of the City owning its own plant to make it more self-reliant. He verified with Mr. Chukwudolue that #5d. of the questionnaire should have a timeline of FY08/09, and that #5b. should be from Second Avenue to Fourth Avenue instead of Third Avenue to Fourth Avenue.

Mr. Chukwudolue also explained that the existing pipe in the sewer lines is RCP. Replacement pipe will be PVC.

5. REVIEW & DISCUSSION OF COMPLETED AIR QUALITY – APCD QUESTIONNAIRE

Ed Batchelder explained RAQ's. Commissioner Krogh said he would like to have a representative from the APCD address the GMOC.

Chairman O'Neill stated that we needed to pay attention to our low smog numbers, and that the GMOC should wait until they have the City's air quality questionnaire before them.

6. COMPLETE TOP TO BOTTOM REVIEW / REORIENTATION

Ed Batchelder lead the discussion, which focused on traffic threshold standards.

Regarding Threshold Standard 1 – Arterial Street Level-of-Service, Commissioner Krogh stated that he was aware of the reduced LOS and was willing to go along with it; also he would like to see a graphic of the affected streets.

Commissioner Bazzel pointed out that there has been a buy into policies via the GPU, UCSP and now growth management policies. Mr. Batchelder said that we are now bringing forward the third piece, the measurement tool or set of rules. Commissioner Bazzel stated that the tool should allow for modifications

Regarding Threshold Standard 2 -- Urban Street Level of Service, Ms. Aguilar stated that she would like to see a system in western Chula Vista that is similar to the one in eastern Chula Vista. She referred to the draft standard as it is stated on page 6 of the draft Individual Threshold Standards document of the top to bottom review.

7. ADJOURNMENT

The Chairman adjourned the meeting at 8:20 p.m. to the 02/21/08 meeting in the Ken Lee Building conference room.

Rabbia Phillip
Secretary

Kim Vander Bie
Growth Management Coordinator

Approved _____